

MINUTES OF THE
MARICOPA ASSOCIATION OF GOVERNMENTS
BUILDING CODES COMMITTEE

April 16, 2008

Maricopa Association of Governments Office
Cholla Room
Phoenix, Arizona

COMMITTEE MEMBERS

Michael Clack, Scottsdale, Chairperson
Ken Sowers, Avondale
*Phil Marcotte, Buckeye
*Mike Tibbett, Carefree
Mike Baxley, Cave Creek
*Alex Banachowski, Chandler
Mary Dickson, El Mirage
*Peter Johnson, Fountain Hills
*John Smith, Gila Bend
*Jo Rene DeVeau, Gila River Indian
Community
A-Ray Patten, Gilbert
Bryan Woodcox for Deborah Mazoyer,
Glendale

*Ed Kulik, Goodyear
*Chuck Ransom, Litchfield Park
Tom Ewers, Maricopa County
A-Sтивен Hether, Mesa
V-Bob Lee, Paradise Valley
*Dennis Marks, Peoria
Joe White for Tom Wandrie, Phoenix
A-Dean Wise, Queen Creek
Forrest Fielder, Surprise
A-Michael Williams, Tempe
A-Dale Crandall for Mario Rochin,
Tolleson
*Rus Brock, Home Builders Association

OTHERS IN ATTENDANCE

Steve Gross, MAG
Heidi Pahl, MAG
Nathan Pryor, MAG
Michael Kozeliski

*Those members neither present nor
represented by proxy.

A-Those members participating via
audioconference

V-Those members participating via
videoconference

1. Call to Order

Michael Clack, Chair, called to order the April 16, 2008 meeting of the MAG Building Codes Committee (BCC) at 2:00 p.m.

2. Introductions

Voting member Bob Lee attended via videoconference and voting members Ray Patten, Steve Hether, Dean Wise, Mike Williams and proxy Dale Crandall attended via telephone conference call. All members introduced themselves.

3. March 19, 2008 Meeting Minutes

It was moved by Bryan Woodcox, seconded by Ken Sowers and unanimously recommended to approve the March 19, 2008 meeting minutes.

4. Call to the Audience

There were no comments from members of the audience.

5. Comments From the Committee

Bob Lee said that Paradise Valley currently allows PEX water pipe to be used from the water meter to the house and in the attic, but it is not allowed to be used under the slab due to a potential reaction with termite treatment chemicals and the pipe. Mr. Lee said he was informed that water-based termite treatment solvent is not a problem; it is the oil-based solvents that create the problem with the PEX. Mr. Lee said he saw results from an Australian study to prove this to be true. He asked if anyone else was approached for allowing PEX under the slab and asked if termite solvent used in the Phoenix Metro area truly water based.

Tom Ewers said Maricopa County only allows PEX under a slab if it is sleeved. He said the sleeve protects the chemical from the piping.

Bob Lee said the American Planning Association is meeting in Las Vegas April 29, 2008. Mr. Lee said that Maricopa County Planning and Development is going to present a report on their digital permit submittal and plan review and permit issuance system. Tom Ewers said the presentation is for expedited permits in approved subdivisions. He said contractors have to maintain a charge account with Maricopa County. He informed the Committee that contractors get a permit within 20 minutes to an hour from when they apply. Bob Lee asked if Maricopa County accepts building plans electronically. Tom Ewers said they accept PDFs of an 8.5x11 site plan. He said the county wants plans submitted via PDF with the ability to review and comment by each county department.

Forrest Fielder asked if Maricopa County is using software that they developed themselves. Tom Ewers replied that they are using some software they developed in-house and some off-the-shelf software. He said later this year they are going to a whole new permit software system to allow them to do digital submittal with digital planning.

Forrest Fielder announced that the former Mayor of the City of Surprise, Joan Shafer, passed away and plans for memorial services are being made.

Forrest Fielder asked if there was a demonstration of the factory welded type 1 duct in Scottsdale. Michael Clack said he did not know how the demo went but he said he will follow-up.

Michael Clack said he went to the Board of Directors meeting for International Code Council Evaluation Services, Inc. (ICC-ES). Mr. Clack said they had a good meeting and that he invited one of the vice presidents to a future MAG BCC meeting to promote ICC-ES. Mr. Clack described an educational tour of New Orleans and its rebuilding efforts after the damage of Hurricane Katrina.

6. Legislative Update

Nathan Pryor provided a legislative update. Mr. Pryor provided a description of and status for HB 2615 solar construction permits, HB 2766 omnibus energy act of 2008, and SB 1345 architect specialist certification. He explained that April 11, 2008 was the deadline for hearing committees, and since SB 1345 never received a hearing it is effectively dead for this session.

He encouraged committee members to contact their intergovernmental representative if they have questions or concerns.

Forrest Fielder asked about HB 2221, prohibition against mandatory green building programs. Nathan Pryor said he did not have information about HB 2221. Mr. Pryor said he will add that bill to his list of bills to monitor and send information on the bill to the full committee following the meeting.

7. Expiration of Building Permits

Michael Clack said he asked for this agenda item because he is getting requests for extensions of plan review in Scottsdale and could benefit from hearing what others are doing with similar requests. Mr. Clack informed the Committee that in Scottsdale, the 2006 I-codes went into effect September 1, 2007. He explained that people who were granted permits in July 2007 are now asking for extensions and Scottsdale is granting the extensions, but he does not know how long he will be able to grant extensions.

Tom Ewers said he never actually enforced the plan review expiration but it was built into the permit software system. He said that if they are more than a year expired the county will send a notice. He said for actual issued permits, the county has a policy that began with the Uniform Building Code (UBC) and it allows two 90 day extensions. Tom Ewers distributed a brochure titled Expired Permits, created by Maricopa County. He said the County gives one free 180 day extension from date of issue or from last inspection. He noted that if someone keeps getting inspections they can keep extending permits but they can only get one free extension. He distributed a second brochure titled Compliance Inspection, also created by Maricopa County. He explained the content of the brochure.

Forrest Fielder said he was hoping the Home Builders Association of Central Arizona (HBACA) would have attended the meeting to share their experiences with regards to

expired permits. Forrest Fielder said the City of Surprise's bread and butter is tract construction. He noted that his instructions are to extend permits that are not being completed. Forrest Fielder said he would extend a permit one time for 60 days.

Michael Clack asked if any jurisdictions have homes that started construction and have been languishing for some time. Tom Ewers said yes, and the county requires a third party inspection for framing that has been sitting there for more than a couple months.

Bob Lee said Paradise Valley uses the same permitting software as the county. Mr. Lee reported that if somebody fails inspection it gives them another 180 days and if any changes are made in the inspection module of the program another 180 days is given. Mr. Ewers acknowledged this flaw in the software and reminded members that the county will be adopting a new software program at the end of the calendar year. Michael Clack said the City of Scottsdale follows the code which is to allow the reasonable progress of work and expect that this work be completed within a reasonable amount of time. He said the issue arises when uncompleted buildings become a blight on the neighborhood. He said there needs to be a reasonable effort to complete the construction of the building.

Ken Sowers said that the City of Avondale will extend a permit 180 days after the building first passes inspection. He said that an effort has to be made to show progress of building completion.

8. The Davidson Valve

Michael Kozeliski gave a presentation and showed a video. He distributed reference documents and discussed the threat and vulnerability of contaminating the water supply.

Mr. Kozeliski said he would like to make a recommendation to change the building code to require an internal check valve on new construction fire hydrants in Maricopa County.

Michael Clack asked for clarification on the cost of the Davidson valve. Mr. Kozeliski stated that it is about \$550/unit installed and the valve will fit in all hydrants.

Mr. Kozeliski said that Atlanta said they estimated 35 percent less maintenance once the Davidson valve is installed in the fire hydrants. Michael Clack suggested that the municipal water purveyor is the target audience for this product as they ensure safe drinking water. He explained that the real sales pitch needs to be made to elected officials.

Forrest Fielder asked for information about flow from a fire hydrant with a Davidson valve. Mr. Kozeliski said there is flow rate loss and it is negligible to none therefore it is not a concern to fire departments in cities where the Davidson valve has been installed and tested.

Michael Clack asked if Mr. Kozeliski had discussion with fire officials. Mr. Kozeliski said he has talked to fire officials in New Mexico and he was going to put it into their curriculum as they were concerned about flow.

Tom Ewers said MAG specs and details address hydrant specifications but the IPC and UPC do not, therefore MAG BCC is not the right avenue. Heidi Pahl said she would provide Mr. Kozeliski with contact information for the MAG Specification and Details committee.

Joe White asked how many years these valves have been installed. Mr. Kozeliski said they started installing the Davidson valve about six years ago in the southeast U.S.A.

Joe White asked if there is reliability data for the Davidson valve. Mr. Kozeliski said there have been no failures documented. Joe White asked if the valve been tested or listed. Mr. Kozeliski said testing took place at Utah University.

Tom Ewers asked why the fire hydrants have not been vandalized if they are so easy to install and take apart. Mr. Kozeliski explained how difficult it would be to vandalize the Davidson valve, even though it is relatively simple to install. He provided names of cities where this device has been installed throughout the city.

9. Regional Plan Review/MAG Building Inspectors/Plans Examiners (RPR/BI/PE) Forum Update

No report was given.

10. Updated MAG Building Codes Committee Membership

No changes were provided. Michael Clack asked that members forward any changes to Heidi Pahl.

11. Update Survey of Code Adoptions

Michael Clack announced that the city of Scottsdale adopted the 2006 International Plumbing Code (IPC) with an effective date of June 30, 2008. He encouraged members to send any code changes to Heidi Pahl.

12. Topics for Future Agendas

Michael Clack said he would try to get a speaker from ICC-ES to attend the next meeting if schedules permit.

Forrest Fielder said if HB 2766 passes, he would like to hear from the Department of Commerce on the types of reporting that will need to be provided to them on a regular basis. Tom Ewers said if that bill was adopted they would have to create a separate class for single family such as SF-LEEDS. Michael Clack said HB 2766 would only be applicable if a jurisdiction mandated it, and right now it is voluntary. He said green building requirements are beginning to make their way into the building codes. He noted that the National Association of Home Builders is very close to finishing their work and that means green buildings could conceivably become part of future building codes. He said the long term effects of adding green building to the codes are a concern, because of the unintended consequences. He noted that it is easier to get a law passed than to get it taken off the books.

13. Adjournment

The meeting adjourned at 3:16 p.m.